

**DISTRICT VI ADVISORY BOARD
MINUTES**

**Monday
June 3, 2002
7:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge-Clubroom**

The District VI Advisory Board meeting was held at 7:00 p.m. at Evergreen Recreation Center located at 2700 N. Woodland. In attendance were (10) District Advisory Board Members, (5) City staff members and (33) citizens.

Members Present

John Van Walleghen
Linda Matney
Bickley Foster
Maurine Willis
Rosalie Bradley
Kyle Irvin
Bob Wine
Bob Schreck
David Pendergraft
John Cohoon

Guest(s)

listed at end

ORDER OF BUSINESS

Call to Order

Council Member Sharon Fearey called the meeting to order at 7:10 p.m. and welcomed guests, as well as asking DAB members to introduce themselves and the area they represented.

Approval of Minutes

May 6, 2002, minutes were approved with the following amendment.

(Wine/VanWalleghen 9-0)

Board Agenda Item 4-Re-intergration of Offenders- Action taken should read DAB VI expresses the importance of this agenda item when presented before the City Council and the "Grandfather Clause (Option 3)" should be accepted. **(Foster/Wine 8-1/Bradley abstained due to her serving on the Alternative Correctional Housing Board).**

May 15, 2002 minutes were approved as submitted. **(Wine/VanWalleghen 9-0)**

Approval of Agenda

The agenda was approved as submitted. **(Bradley/Willis 9-0)**

PUBLIC AGENDA

Kathy Dittmer, who serves on the Sedgwick County Health Department Board spoke about the conference **National Coalition for Lead-Safe Kids**. The conference will be on June 17th from 9-5 p.m. and June 18th from 9-noon. The City of Wichita runs second to the highest lead cases in the state. If children are exposed to lead poisoning it can cause irreversible neurological damage, learning disabilities and behavioral problems. The 6th

District has a lot of old housing stock and is possible that many homes still have lead paint. *Ms. Dittmer* asked if any DAB members could take time to attend the conference.

The neighborhood assistant explained to the audience that the "Celebrate Summer" event on Saturday, June 8th at Evergreen Park would offer free lead screening for all children present at the event. Please tell your neighbors so they can come and get their children tested.

STAFF PRESENTATIONS

1. Community Police Report

Patrol West: Officer Hungria discussed

- The Heat baseball team. The last game was a washout.
- Sim Park lunch meetings are continued weekly to combat sexual activity in the park. Joe Rodriguez, Eagle reporter, interviewed Hungria and hope you all saw the article in last weeks Neighbor's section.
- Increased vehicle larceny, an article was in the Riverside Booster to offer suggestions to keep vandals out of your cars.

2. Proposed Comprehensive Access Management Standards

Scott Logan, Traffic Engineer/Public Works, reviewed the proposed access management policy to reflect the nine standards prescribed in a TransSystems study report. The report includes input from community task force, realtors, developers, design engineers and residents. *Mr. Logan* stated that the policy would have direct bearing for development of major arterial streets.

Following are comments/answers from DAB members/audience:

- ☞ Are these guidelines only for new commercial development? *Section line roads only. If improving a road, there may need to be repairs to the existing area drives.*
- ☞ KDOT access management is this to supplement those? *This policy is stronger than KDOT. This doesn't apply to Kellogg and new development would need to be looked at.*
- ☞ How will the county utilize this? *Through their Public works department.*
- ☞ What is the Area Builders Association support? *They support and adopt this as a reference for use in answering questions.*
- ☞ Deviation Standards will they be tightened? *Hardship provision not defined. Will be reviewed.*
- ☞ In reference to the new Wal-Mart/Lowe's on east Kellogg was there coordination between City and KDOT for adding a stop light between the two stores because it was the wrong thing to do. *This is a temporary safety measure for now.*

Member Schreck commented that he has been working on the Access Management board for 18 months and with *Scott Logan* now assisting, issues have moved faster and feel the policy decided upon is very fair.

Mr. Logan stated after receiving recommendations from all the DAB's, the policy would go the county commissioners, MAPC and then be reviewed at a workshop with the City Council.

Council Member Fearey thanked **Member Schreck** for all his work on this board.

*******Action taken: DAB VI recommends the new changes for city and county in the Access Management Policy. (Schreck/Matney 9-0)**

PLANNING

3. **CON2002-00006 2909 W. 13th and ZON2002-00009 2909 W. 13th**
District VI Advisory Board (DAB) considered a request for a **Rezoning to “LC” Limited Commercial and a Conditional Use for Self-Service Storage Warehouse**. The DAB Members were provided the public notice and MAPD staff comments for review.

The agent, Terry Smith, representative for the applicant explained they were in agreement to MAPD staff recommendations with exceptions to recommendations 2, 3 and 4. Justifications are noted in the MAPD staff report. Mr. Smith commented to the concern of the existing Winnebago in view on the property at present time. When the new part of the facility is built, this vehicle will not be visible to the public.

The DAB Members expressed the following: 1) Visible outdoor storage and screening; 2) zone change sign was not visibly posted and did the neighborhood know about the rezoning; 3) were there any calls about the zone change; 4) proper lighting around the facility; 5) what is the zoning for the mortuary located close to this address and 6) drainage for the split-lot.

*******Action taken: DAB members voted 9-0 (Wine/VanWalleghen) to recommend Approval of the rezoning to “LC” and a conditional use request based on conditions per staff recommendation.**

4. **CON2002-00022 2417 N. Woodland**
District VI Advisory Board (DAB) considered a request for a **Conditional Use for an accessory apartment**. The DAB Members were provided the public notice and MAPD staff comments for review.

The applicant, John Dizazzo, pastor for Revival Center Inc. was present and stated he has agreed to MAPD staff recommendations for the *Conditional Use* request.

The DAB Members expressed the following: 1) If there is any limitation on the size of accessory apartments; 2) Is there many requests for this type of conditional use; 3) is all the property owned by the church; 4) if the apartment would be used by the church; and 5) encourages this type of development for older areas.

Compliments to the pastor on the excellent job he has done for the improvements to the church property.

*******Action taken: DAB members voted 9-0 (Foster/Schreck) to recommend Approval of the conditional use request based on conditions per staff recommendation.**

5. **ZON2002-00025 2705 W 13th St. North**

On Monday, June 3, 2002, the *District VI Advisory Board (DAB)* considered a request for a **zone change from “LC” Limited Commercial to “OW” Office Warehouse. South of 13th street north and east of Edwards.**

The DAB Members were provided the public notice and MAPD staff comments for review.

The applicant was not present for the meeting. MAPD gave an overview of the request.

The DAB Members expressed the following: 1) would chemicals be stored in the warehouse; 2) would there be landscaping around the facility.

*****Action taken: **DAB members voted 9-0 (Schreck/Matney) to recommend Approval of the zone change request based on conditions per staff recommendation.**

BOARD AGENDA

6. **Paving project-53rd street North, east of Meridian.**

The *District VI Advisory Board (DAB)* considered a request for a proposed paving project that is included in an improvement district in an area north of 53rd St. North, east of Meridian. The DAB Members were provided the letter of notice, maps and the estimated assessments for each property in this area.

Rob Younkin, Public Works department was present to describe the paving petition process and to answer questions.

Ten members of the public were present to speak out in opposition of the paving. Following are their comments for protesting.

- ▶ No advice given by realtor about possible annexation
- ▶ Didn't know there would be a tax increase
- ▶ Residents didn't think the project would cost each individual so much
- ▶ Some of the neighbors will never benefit from the paving
- ▶ Wants their name removed from the petition
- ▶ Were never given enough notice about the petition
- ▶ Why were we annexed?
- ▶ Assessments are not fair-varying amounts
- ▶ When did the petition first start, while the area was still part of the county?

Mr. Bill Richards, 5454 N. Athenian turned in a protest petition for the paving project. Mr. Richards stated the residents were never told that they would have ten days to remove their signature from the petition. The group didn't even know when the petition was turned in. The protest petition could possibly override the first petition with enough signatures. Each homeowner would have to sign to nullify the petition.

Two members of the public spoke in favor of the project stating the area needs improvements and glad the City saw the need.

DAB Members questions-comments:/responses in italics

- ❑ Would curbs be included? *No*
- ❑ Is there drainage problems in this area? *No*
- ❑ What is the maintenance cost for dirt streets vs. paved streets? *It costs more to maintain dirt streets.*
- ❑ In the notice letter, is it noted that a resident can protest the petition? *Don't know if it states that anywhere in the letter.*
- ❑ Residents should have been notified how much each homeowner would be responsible for with the paving project.
- ❑ Residents should have asked how much they would have to pay before signing the petition
- ❑ If the petition was set up today, what would the cost figures be? *Possibly 2 -3 times higher the cost.*

******* Action taken: DAB VI recommends approval of the paving project once public works staff rechecks statistics of petition and if the protest petition does not change % results. (Foster/Willis 8-1 Pendergraft)**

7. **Elevated Rail Corridor Project**

The District VI Advisory Board (DAB) reviewed the Elevated Rail Corridor Project presented by Carl Gipson, Special Projects Engineer for the City of Wichita. The DAB Members were provided a project history prior to the meeting. A power point presentation was made of the proposed designs for the elevated rail corridor. Mr. Gipson commented that utilities would be relocated this summer, road closures to 8th, 9th and 10th streets by fall 2002 and main construction would begin in 2003.

Following are comments made by DAB members:

- will noise issues be a problem for the hospital? *No, rail is continuous weld with no clack*
- closing streets will be a major issue for school buses
- make sure walls are graffiti proof
- will 17th street be closed. *No*
- How is the switch coming off? *This will be totally eliminated due to track coming from North end.*
- what is within the areas of tracks? *dirt and useable space. possible sidewalk, bicycle area.*
- Will the rail be elevated to go over at 17th street? *No*
- Do we have to do the whole project?

******* Action taken: DAB VI recommends approval of the project. (Pendergraft/Matney 8-1 Foster feels railroad should pay more for this project).**

8. **Neighborhood Matching Grant review**

North West Big River Neighborhood Association has submitted an application for \$100 for their annual June picnic. They have requested funding by June 20, 2002.

*******Recommended Action: MOTION TO APPROVE \$100 FOR THE NW**

**BIG RIVER NEIGHBORHOOD ANNUAL JUNE PICNIC.
(WILLIS/SCHRECK 9-0)**

9. Problem Properties

- 1 440 W. 29th street. Rear-end of car is blocking view of traffic at corner of Jackson and 29th street.
- 2 1541 N. Coolidge: Plate #TGN 259 trailer blocking view of traffic
- 3 2210 Cardinal - tall grass and weeds along 21st
- 4 2207 Bullinger - tall grass and weeds
- 5 2407 Benjamin - tall grass and weeds
- 6 2119-2127-2135 - tall grass along 21st
- 7 2524 Columbine - tall grass
- 8 2532 Columbine - tall grass
- 9 3019 Columbine - broken down trailer in front drive - one axel on blocks
- 10 2938 Columbine - tall grass
- 11 2805 Litchfield - old brush pile on driveway
- 12 2937 Porter - tall grass
- 13 2656 Charles - Tall grass
- 14 3357 N. Amidon- smoke shop has a collection of vehicles
- 15 The building east of Bud Palmer Auction has graffiti on it.
- 16 27th and Fairview- plywood stacked, washers and dryers. Located on canal side.
- 17 Millrow and Keywest in the moorings- sidewalk is buckling.
- 18 Graffiti on the front side of spillway has been there two months

*****Action taken: Receive and propose appropriate action.

10. Updates on Previous Issues from Council Member Fearey

- 1 Considerations of Special Interim Land use Regulations for the Midtown Neighborhood. A moratorium was set for new construction within the boundaries of the Historic Midtown Plan.
- 2 Asbestos Waste Disposal: Brooks C&D Landfill: City Council authorized the site contractor to construct and operate a friable asbestos waste monofill at the Brooks site.

*****Action taken: Receive and file

11. Neighborhood Reports

La Placita Park neighborhood will have a partial clean up on June 22. This will cover one third of the neighborhood boundaries.

Historic Midtown: Will host the Save our Land-Save our Town on June 20th at 6:30 in the resource center.

*****Action taken: Receive and file

ANNOUNCEMENTS

DAB Selection: June is the month for selection of new members. Please visit with your associations and see if any one is interested in serving on the DAB or if present members are interested in serving for another year.

ADJOURN

The next meeting of District VI Advisory Board will be held on June 19, 2002 at the Evergreen Neighborhood Center.

Respectfully Submitted,

Terri Dozal
6th District Neighborhood Assistant

Guests

Mona Stein	200 W. 117 th N Sedgwick, Ks 67135
Donna and Paul Harrison	5700 N. Sedgwick, 67204
Nelda and Jim Hall	5530 N. Sedgwick, 67204
Mike and Debbie Ammerman	5765 Delaware, 67204
Jerry Prichard	1607 N. Clarence, 67203
Kathy Dittmer	823 Litchfield 67203
John Dizazzo	2417 N. Woodland 67204
Porter Lepha	5576 N. Meridian 67204
James Mosher	5756 N. Sedgwick, 67204
Robert Fraley	5501 Athenian, 67204
S. Nunnenkamp	5800 N. Sedgwick, 67204
Steve martin	5475 N. Athenian, 67204
Darwin & Melanie Petersen	5564 N. Athenian 67204
Gary & Sharon Williamson	5549 N. Athenian 67204
Francis & Mary Reimig	5704 N. Athenian, 67204
Charles & Sheryl Richards	5454 N. Athenian 67204
Renna King	5424 N. Sedgwick, 67204
Krista Gard	5740 N. Athenian, 67204
Sharon Gard	5530 N. Athenian 67204
Jeanne Cullop	5451 N. Delaware, 67204
Justin Bayles	5575 N. Sedgwick 67204
Barry & Jan Arbuckle	5565 N. St. Clair, 67204
Martha Fransham	5444 N. Athenian 67204
Howard Talbot	5500 N. St Clair, 67204
Berle Willis	3934 Woodrow, 67204

Staff

Officer Hungria	Patrol West
Rob Younkin	Public Works
Scott Logan	Traffic Engineering
Carl Gipson	Public Works
Bill Longnecker	Planning

